# FLAGLER Station

10301 NW 108 Avenue, Miami SUITE 11 - OW6

## CUSHMAN & WAKEFIELD

FOR LEASE 46,238 SF AVAILABLE



#### ONE BUSINESS PARK ENDLESS POSSIBILITIES

Flagler Station is a strategically located, 9 million square foot campus style office, retail and industrial development, featuring beautiful lakefront views in a suburban atmosphere. Phase 1 consists of 2.5 million square feet of existing office and industrial space. Phase 2 totals 6.5 million square feet of new development consisting of 1.5 million square feet of office and 5 million square feet of retail and distribution space.

#### **PROPERTY HIGHLIGHTS**

- ±46,238 SF Available
- ±40,876 SF of Warehouse
- ±5,362 SF of Office
- 22' Clear Height
- Fully Sprinklered
- 15 Dock Doors
- 1 Ramp
- Park Security
- Class "A" Business Park Environment
- Available Timing Negotiable
- Lease Rate \$9.45 PSF / Industrial Gross

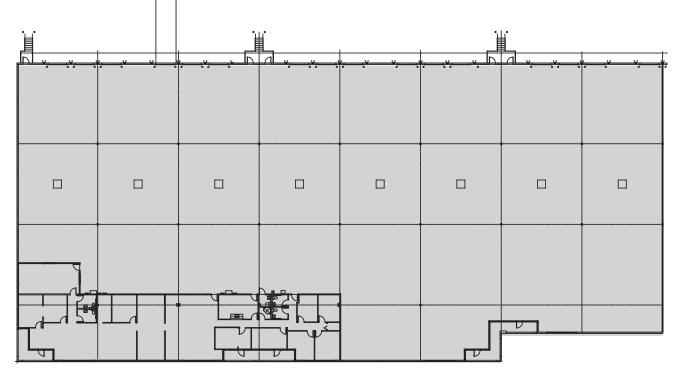
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**FLAGLER** 



PROPERTY HIGHLIGHTS	
TOTAL AVAILABLE	±46,238 SF
WAREHOUSE SIZE	±40,876 SF
OFFICE SIZE	±5,362 SF
CLEAR HEIGHT	22'
DOCK DOORS	15
RAMP	1



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